

Environmental Services – North Main Street Development  
Questions from the Pre-proposal meeting May 31, 2005

1. Q: Is the City looking for a consultant to help select a contractor or work with the contractor to complete the work (design/build)? A: The City will be selecting one consultant/team to put together the bid packages and assist during the remediation / demolition project for the entire North Main Street Development project. These packages will be bid to contractors to perform the work.
2. Q: Clarify the two proposal packages that the RFP requested. A: The first package contains the technical / expertise information – 6 copies. The second package contains the fee proposal – 1 copy. The City does not select on fee, but on demonstrated expertise. Submittal of an itemized task list is recommended for the fee proposal.
3. Q: What is the funding mechanism for the project? The project will be funded through the Redevelopment Agency bond. A CIP will be created for the project.
4. A: Since the City could be seeking reimbursement from the previous property owners, will the consultant get paid during the work or not until the reimbursement is received? A: The consultant will hold a contract with the City and will be paid by the City upon performance.
5. Q: Will retention be released as tasks are completed or not until the end of the project? A: Retention can be released upon completion of major tasks.
6. Q: Is this a mandatory pre-bid meeting? A: The RFP called for the mandatory pre-bid. The proposal submittal deadline will be extended to allow more time for review of the available material: the pre-bid meeting will be considered 'recommended' due to the extension.
7. Q: Is power available in the historic grammar school? A: Yes. Power is needed for the fire and security alarm systems.
8. Q: Is the presumption that the previous reports are accurate for the proposals correct? A: The proposals can be based on the information available. The selected consultant is expected to do a more thorough job to complete the project.
9. Q: Are as-builts for the structures available for review? A: The City has as-builts available for review for the historic grammar school only.
10. Q: Is the CEQA document available online? A: The CEQA document is available online. [http://www.ci.milpitas.ca.gov/library\\_project/north\\_main/final/default.htm](http://www.ci.milpitas.ca.gov/library_project/north_main/final/default.htm)
11. Q: Are the asbestos and lead testing for the historic grammar school available online? A: These will be added to the website.